

INDUSTRIAL ZONES COMPARISON TABLE

This table identifies permitted uses and uses requiring approval of other permits by zoning designation for both the existing and proposed Zoning Codes. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Comparison Table and the Temporary Uses Comparison Table.

Use													Location of Required Standards in the Municipal Code
	Overlay Zone	Existing Industrial Zones					Proposed Industrial Zones				HBPSP**	SCBPSP**	
	BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI	AIR			
Accessory Buildings & Structures A. Cargo Containers													See Incidental Uses Table
Adult-Oriented Businesses	X	X	X	P	X	X	X	P	X	X	X	X	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office													See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	X	X	X	P	X	P	X	X	X	P	X	X	
Aircraft Charter Services	X	X	X	P	X	P	X	X	X	P	X	X	For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	P	X	P	X	X	X	P	X	X	For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	P	X	P	X	X	X	P	X	X	For parking see Vehicle Sales under 19.580
Airports – Private	X	X	X	P	X	C	X	X	X	C	X	X	
Airports – Public	X	X	X	P	X	P	X	X	X	P	X	X	
Alcohol Sales													See Incidental Uses Table
Ambulance Company with Vehicle Storage	–	–	–	–	–	–	P	P	P	P	–	–	5.65 – Convalescent Transport Vehicles 5.66 – Ambulances
Animal Keeping													See Incidental Uses Table
Arcades and Internet/Cyber Cafés	X	X	X	P	X	X	X	X	X	X	X	X	19.245 – Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	P	X	X	P	X	P ¹	X	X	X	X	X	X	For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, etc.)	X	X	C	C	X	X	X	X	X	X	X	X	19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances

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Photographer's studio, including incidental film processing; provided that commercial sales of equipment or supplies shall not be permitted on the premises.

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TUP = Temporary Use Permit, Chapter 19.740.

sq. ft. = Square Feet

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Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.) A. Storefront	X X	C MC	C MC	C MC	C MC	X X	C MC	C MC	X X	X MC	X MC	X MC	19.255 – Assemblies of People – Non-Entertainment 5.24 – Dance Halls & Public Dances 5.60 – Bingo
Assisted Living (Residential Care Facilities)	X	X	X	X	X	X	X	X	X	X	X	X	19.260 – Assisted Living 5.65 – Convalescent Transport Vehicles
Astrology and Fortune-telling (Occultist)	X	X	X	P	X	P	X	X	X	X	X	X	9.42 – Fortunetelling & Occult Arts For parking see Offices – Business, and Professional under 19.580
Auction House (Indoor)	–	–	–	–	–	–	C	C	X	X	–	–	For parking see Assemblies of People under 19.580
Auxiliary Dwelling Unit													See Incidental Uses Table
Bail Bonds Office	X	X	X	P	X	X	X	X	X	X	X	X	19.262 – Bail Bonds Establishments For parking see Offices – Business, and Professional under 19.580
Bakery – Retail	X	X	X	P	X	X	X	X	X	X	X	X	For parking see Retail Sales under 19.580
Bakery – Wholesale	X	X	P	P	P	X	P	P	P	X	P	X	For parking see Manufacturing under 19.580
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	P	X	X	P	X	X	X	X	X	
Bars, Night Clubs, Saloons, Cocktail, Lounges & Taverns	X	X	X	P	X	X	X	X	X	X	X	X	
Bed and Breakfast Inn A. In Historic Residence (Not part of a Mixed Use Development)	X X	X X	X MC	X MC	X MC	X MC	X X	X X	X X	X X	X MC	X MC	19.310 – Historic Residence Used for Retail Business, Office or Bed and Breakfast
Boardinghouse	X	X	X	X	X	X	X	X	X	X	X	X	
Boarding of Cats and Dogs/Kennels	X	X	P	P	P	P	X	C	C	X	X	X	19.265 – Boarding of Cats and Dogs/Kennels
Bus Terminals	X	X	X	C	X	X	X	C	X	X	X	X	19.270 – Bus Terminals

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Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	P	X	X	P	X	P	P	X	P	P	P ²	P ³	
Caretaker Living Quarters													See Incidental Uses Table
Catering Establishments	P	X	X	P	X	C	P	P	X	P	X	X	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses A. Crematoriums	X X	X X	C C	C C	C C	X X	X X	C C	C C	C C	X X	X X	
Check Cashing	–	–	–	–	–	–	X	X	X	X	–	–	19.272 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) ⁴	X	P	P	P	P	P					P	P	19.190 – Commercial Storage Overlay Zone
Contractor’s Storage Yard	X	X	P	P	X	X	X	P	X	X	X	X	19.275 – Contractor Storage Yard
Day Care Centers – Child or Adult	X	C	C	C	C	X	C	X	X	X	C	C	19.280 – Day Care Centers – Child
Day Care Homes – Large Family	X	X	X	X	X	X	X	X	X	X	X	X	19.285 – Day Care Homes – Family
Day Care Homes – Small Family	X	X	X	X	X	X	X	X	X	X	X	X	19.285 – Day Care Homes – Family
Drive-thru Lanes													See Incidental Uses Table
Drug Store or Pharmacy – A. 2,000 sq. ft. or less B. More than 2,000 sq. ft.	X X	X X	X X	P P	X X	P P	X X	X X	X X	X X	X X	X X	
Entertainment													See Incidental Uses Table

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In the MP-BP and M-2 Zones on the General Industrial District only.

³

In the Industrial Support subarea.

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Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190) as proposed under the new Zoning Code.

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Equipment (Large) Sales and Rental	X	X	MC ⁵	MC	MC	C	X	MC	MC	MC	X	X	19.290 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	X	X	P	X	X	X	MC	MC	MC	X	X	
Farmers' Markets – Certified	X	X	MC	MC	X	X	X	X	X	X	X	X	19.295 – Farmers' Markets – Certified
Florist Shops	P	X	X	X	X	P	X	X	X	X	X	X	19.297 – Florist Shops For incidental sale of alcohol see 19.415 – Alcohol Sales
Flying Schools	X	X	X	X	X	P	X	X	X	P	X	X	
Fueling Systems – Private (Above Ground Tanks)													See Incidental Uses Table
Furniture Upholstery	X	X	X	P	X	X	P	P	X	X	X	X	
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occp)	X	X	X	X	X	X	X	X	X	X	X	X	19.300 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occp)	X	X	C	C	C	X	X	X	X	X	X	X	19.300 – Group Housing
Hangars	X	X	X	X	X	P	X	X	X	P	X	X	
Heliport or Helistop	X	X	C	C	X	P/C ⁶	C	C	X	P	X	X	19.305 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast													See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail:													See Incidental Uses Table for Outdoor Display
A. Under 20,000 sf	X	X	X	P	X	X	X	X	X	X	X	X	
B. 20,000 sf or More	X	X	X	P	X	X	X	X	X	X	X	X	
Home Occupations													See Incidental Uses Table

5

Outdoor sales of large, construction related equipment such as earthmoving equipment, including, but not limited to, backhoes, tractors, graders, cranes and other similar equipment and incidental rental, repair and retail sale of parts and accessories subject to a MCUP.

6

Public heliports are permitted as a matter of right and private heliports require a CUP.

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	BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI	AIR			
Hotel Hotel/Motel - Long-term Stay Motel	X X X	X X X	X X X	P P P	X X X	P X P	X X X	X X X	X X X	X X X	X X X	X X X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.315 – Hotel/Motel, Long-Term Stay
Laboratories – Research	X	P	P	P	P	P	P	P	P	P	P	P ⁷	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	P	X	P	P	P	X	X	P	P	X	X	X	
Live/Work Unit	–	–	–	–	–	–	X	X	X	X	–	–	See Live/ Work Units “A Guide For Developers And Property Owners”
Lumber Yard and Building Materials – Wholesale	X	X	P	P	X	X	X	P	X	X	P ⁸	X	See Incidental Uses Table for Outdoor Display
Manufactured Dwelling	X	X	X	X	X	X	X	X	X	X	X	X	19.850 – Fair Housing 19.100 – Residential Zones
Manufacturing (Indoors)	X	P	P	P	P	P ⁹	P	P	P	P	P	P ¹⁰	
Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	P	P	P	P	MC	MC	MC	MC	P	X	5.52 – Massage
Medical Services – Hospital	X	X	C	C	C	X	X	X	X	X	X	X	
Mobile Home Park	X	X	X	X	X	X	X	X	X	X	X	X	19.210 – Mobile Home Park Overlay Zone 5.75 – Mobile Home Parks Rent Stabilization Procedures
Model Homes	X	X	X	X	X	X	X	X	X	X	X	X	19.320 – Model Homes
Multi-tenant Indoor Mall	X	X	X	P	X	X	X	X	X	X	X	X	Prohibited Use

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In the Industrial subarea.

8

In the M-2 Industrial Zone of the General Industrial District only.

9

Manufacturing, assembling and sale of aircraft, air frames, aircraft engines, aircraft parts and components such as radios, transmitters and navigational equipment.

10

In the Industrial subarea.

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Multiple-family Dwelling (2 or more units)	X	X	X	X	X	X	X	X	X	X	X	X	19.850 – Fair Housing
Offices (Administrative, Business, Executive and Professional, But Not Medical or Dental) A. In Historic Residence	X	P	P	P	P	P	P	P	P	P	P	P ¹¹	
	X	X	MC	MC	MC	MC	X	X	X	X	MC	X	
Outdoor Dining and/or Food Preparation (Permanent)													See Incidental Uses Table
Outdoor Display of Incidental Plant Materials													See Incidental Uses Table
Outdoor Sales, Display and Storage													See Incidental Uses Table
Parking Lot or Parking Structure (Stand Alone)	X	X	P	P	P	X	MC	MC	MC	MC	X	X	
Pawn Shop	–	–	–	–	–	–	X	X	X	X	–	–	For parking see Retail Sales – 19.580
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Massage, Etc.)	X	X	X	P	X	P	X	X	X	X	P ¹²	X	5.52 – Massage
Pet Store (Sales and Grooming, No Boarding)	X	X	X	P	X	X	X	X	X	X	X	X	For parking see Retail Sales – 19.580
Planned Residential Development	X	X	X	X	X	X	X	X	X	X	X	X	19.780 – Planned Residential Development Permit
Plant Nurseries – Retail	X	X	X	P	X	X	X	X	X	X	X	X	19.325 – Plant Nurseries – Retail 19.470 – Outdoor Sales, Display and Storage
Plant Nurseries – Wholesale	X	X	X	P	X	X	X	X	X	X	X	X	
Play Areas Incidental to Restaurants													See Incidental Uses Table
Parolee/Probationer Homes A. 2 to 6 Occupants B. More than 6 Occupants	X	X	X	X	X	X	X	X	X	X	X	X	19.330 – Parolee/Probationer Home
	X	X	X	X	X	X	X	X	X	X	X	X	
Public Use of Public Property	X	C	C	C	C	C	C	C	C	C	C	C	19.335 – Public Use of Public Property

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In the Industrial and Industrial Support subareas.

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Publishing and Printing	X	P	P	P	P	P	P	P	P	P	P	P ¹³	For parking see Manufacturing – 19.580
Rail Transit Station	–	–	–	–	–	–	C	C	C	C	–	–	
Recreational Facilities – Commercial													5.28 – Poolrooms 19.340 – Recreational Facilities – Commercial (Billiard Parlors and Pool Halls)
A. Billiard and Pool Halls	X	X	X	P	X	X	X	X	X	X	X	X	
B. Bowling Alleys	X	X	X	P	X	X	X	X	X	X	X	X	
C. Skate Facility	X	X	X	P	X	X	X	X	X	X	X	X	
D. Amusement Parks	X	X	X	P	X	X	X	X	X	X	X	X	
E. Golf Courses and Driving Ranges	X	X	X	C	C	C	X	X	X	C	C	X	
F. Health and Fitness													
1. 4000 sq. ft. or less	P	X	X	P	C	C	MC	MC	MC	MC	X	X	
2. more than 4000 sq. ft.	P	X	X	P	C	C	X	X	X	X	X	X	
G. Other Indoor or Outdoor Facilities	X	C	C	C	C	C	C	C	C	C	C	X	
Recycling Center – Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	C	C	C	X	X	X	C	X	X	X	X	19.345 – Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals
Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	C	C	C	X	X	X	C	X	X	X	X	19.350 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF) – Requires and EIR
Recycling Facilities:													19.355 – Recycling Facilities
A. Indoor Collection Centers	X	X	P	P	X	X	X	X	X	X	P	P	
B. Reverse Vending Machines	X	X	P	P	X	X	X	X	X	X	P	P	
C. Bulk Reverse Vending Machines	X	X	RCP	RCP	X	X	X	X	X	X	RCP	RCP	
D. Mobile Recycling Units	X	X	RCP	RCP	X	X	X	X	X	X	RCP	RCP	
Rental of Bedrooms													See Incidental Uses Table
Repair Shop –Small Items (Computers, Small Appliances, Watches, Etc) With Incidental Sales	P	X	X	P	X	P	P	P	P	P	P/C ¹⁴	X	

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In the Industrial subarea.

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Permitted in the MP-BP and M-1 and M-2 Zones of the General Industrial District and requires a CUP in the Garden Industrial and Industrial Park Districts.

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	BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI	AIR			
Restaurants (sit down and take-out)	X	P ¹⁵ /C ¹⁶	P ¹⁵ /C ¹⁶	P ¹⁵ /C ¹⁶	P ¹⁵ /C ¹⁶	P	P	X	P	P	P	P ¹⁷	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Retail Sales A. In Historic Residence (Not part of a Mixed Use Development)	P X	X X	X MC	P MC	X MC	P ¹⁸ MC	X X	X X	X X	X X	X X	X X	
Retail Sales With Incidental Repairs (Except as Noted in this Table)	P ¹⁹	X	X	P	X	P ¹⁹	X	X	X	X	X	X	
Retail Sales Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area up to a maximum of 7,500 sq ft)	P ²⁰	–	–	–	MC	P ²⁰	P	P	P	P	P	X	
Schools: A. College, Community College, University and Professional B. Public & Private (Grades K-12) C. Vocational and Technical Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less D. Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft. E. Specialty Non-degree (Dance and Martial Arts)	X X X X P	X X C C X	C C C C X	C C C C P	C C C C X	X C C C X	C X MC C X	X X MC C X	X X MC C X	C X MC C X	X X X X X	X X X X X	19.360 – Schools
Second Dwelling Unit													See Incidental Uses Table

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Only if in conjunction with and incidental to a single permitted use for the convenience of persons employed upon the premises or operated within a multitenant industrial park for the convenience of persons employed within the same industrial park each established and operated in accordance with criteria noted under 19.46.020 5 A - E.

16

A CUP is required if all of the requirements of 19.46.020 5 A - E cannot be met.

17

In the Industrial subarea.

18

Commercial activities clearly related and subordinate to permitted office uses, including the receipt and processing of orders for goods, wares or merchandise, to be shipped or delivered from a warehouse, factory or retail or wholesale establishment located off the premises, BBB. Watch and clock repair shops, excluding the sale of any merchandise or product except necessary parts sold in connection with the repair of watches and clocks.

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Uses customary and incidental to the permitted uses, including the repair of goods of the type sold in permitted businesses provided that such repair is not carried on as a separate business, except as specifically permitted by the underlying zone or the business park combining zone.

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Retail sales of any product manufactured on-site in accordance with the regulations of the underlying zone, but excluding sale of products not otherwise permitted which require only minimal assembly on the site.
Incidental retail sales of parts and accessories relevant to businesses permitted by the underlying zone or the business park combining zone.

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sq. ft. = Square Feet

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X = Prohibited

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INDUSTRIAL ZONES COMPARISON TABLE

This table identifies permitted uses and uses requiring approval of other permits by zoning designation for both the existing and proposed Zoning Codes. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Comparison Table and the Temporary Uses Comparison Table.

Use													Location of Required Standards in the Municipal Code
	Overlay Zone	Existing Industrial Zones					Proposed Industrial Zones				HBPSP**	SCBPSP**	
		BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI			
Shelters, Homeless (2 to 6 occupants) - Drop-in - Emergency (Permanent) - Transitional	X	X	X	X	X	X	X	X	X	X	X	X	19.370 – Shelters – Drop-in, Permanent Emergency, Homeless or Transitional
Shelters, Homeless - (more than 6 occp) - Drop-in - Emergency (Permanent) - Transitional	X	X	C	C	X	X	X	C	X	X	X	X	19.370 – Shelters – Drop-in, Permanent Emergency, Homeless or Transitional
Shopping Center:- Regional A. Up to 5 Acres B. More than 5 Acres	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	
Showroom in Industrial Zones	X	P	P	P	P	P	P	P	P	P	P	P	
Single-family Dwelling – Detached	X	X	X	X	X	X	X	X	X	X	X	X	Chapter 19.850 – Fair Housing
Single-family Dwelling – Attached	X	X	X	X	X	X	X	X	X	X	X	X	Chapter 19.850 – Fair Housing.
Sober Living Homes	X	X	X	X	X	X	X	X	X	X	X	X	For parking see Single Family Dwelling – 19.580
Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	X	X	X	X	X	X	X	
Subdivision Sales Trailer and/or Office During Construction	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	See Temporary Uses Table
Tattoo and Body Piercing Parlors	X	X	X	MC	X	X	X	X	X	X	X	X	19.375 – Tattoo and Body Piercing Parlors For parking see Medical Services – 19.580
Taxi Company with Vehicle Storage	–	–	–	–	–	–	P	P	P	P	–	–	
Temporary Uses	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	See Temporary Uses Table
Truck Terminal	X	X	P	P	P	X	X	P	P	P	X	X	
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use

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This table identifies permitted uses and uses requiring approval of other permits by zoning designation for both the existing and proposed Zoning Codes. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Comparison Table and the Temporary Uses Comparison Table.

Use													Location of Required Standards in the Municipal Code
	Overlay Zone	Existing Industrial Zones					Proposed Industrial Zones				HBPSP**	SCBPSP**	
	BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI	AIR			
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	C	C	C	C	C	C	C	C	C	C ²¹	C ²²	5.64 – Motor Vehicle Fuel Pricing 19.380 – Vehicle Fuel Stations
Vehicle Impound Yards	X	X	C	C	X	X	X	C	X	X	X	X	19.385 – Vehicle Impound Yard
Vehicle Parts and Accessories	X	X	X	P	X	X	X	X	X	X	X	X	
Vehicle Repair Facilities – Major (Indoor)	X	X	P	P	P	X	C	P	X	X	X	X	19.390 – Vehicle Repair Facilities
Vehicle Repair Facilities – Major (Outdoor – fully screened)	X	X	P	P	P	X	X	C	X	X	X	X	
Vehicle Repair Facilities – Minor (Indoor)	X	C	C	C	P	C	C	P	X	X	C ²²	C ²³	19.390 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Outdoor – fully screened)	X	X	X	X	X	X	X	C	X	X	X	X	
Vehicle Sales, Rental and Leasing – New and Used (No Outdoor Display)													See Retail Sales in This Table
Vehicle Sales, Rental and Leasing – New and Used (Outdoor Display)	X	X	X	X	P	X	X	X	X	X	P ²⁴	X	
Vehicle Wash Facilities	X	X	X	P	X	X	X	X	X	X	X	X	19.395 – Vehicle Wash Facilities
Veterinary Services: A Clinics and Small Animal Hospitals (short term boarding) B. Incidental to a Pet Shop	X X	X X	P X	P X	P X	P X	X X	C X	C X	X X	X X	X X	19.400 – Veterinary Services

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In the General Industrial District only.

22

In the Industrial & Industrial Support subareas.

23

In the Industrial and Industrial Support subareas.

24

Rental of motor vehicles in the General Industrial District only.

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This table identifies permitted uses and uses requiring approval of other permits by zoning designation for both the existing and proposed Zoning Codes. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Comparison Table and the Temporary Uses Comparison Table.

Use													Location of Required Standards in the Municipal Code
	Overlay Zone	Existing Industrial Zones					Proposed Industrial Zones				HBPSP**	SCBPSP**	
	BP*	MP	M-1	M-2	AI	AIR	BMP	I	AI	AIR			
Warehousing & Wholesale Distribution Centers: 400,000 s.f. or less Greater than 400,000 s.f.	P P	P P	P P	P P	P P	P P	P MC	P MC	P MC	P MC	P P	P ²⁵ P	
Wireless Telecommunication Facilities and Related Support Structures													19.490 – Wireless Telecommunications Facilities and Related Support Structures

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In the Industrial subarea.

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In BP Zone –

Art shop or art, drafting or engineering supply store = [Retail Sales](#)
Book or stationery store = [Retail Sales](#)
Business supply sales and rental store = [Business Support Service & Facilities](#)
Convenience store (no alcohol sales) = [Retail Sales](#)
Cleaning and dyeing establishment = [Laundry, Commercial](#)
Computer Store = [Retail Sales](#)
Decorating or drapery shop = [Retail Sales](#)
Electronic/television repair shop = [Repair Shop – Small Items](#)
Floral supply and floral sales shop = [Retail Sales](#)
Medical supply sales and service = [Retail Sales](#)
Newsstand =[Retail Sales](#)
Office Furniture = [Retail Sales](#)
Photographers shop or studio = [Artist Studio](#)
Studio or school for art, music, voice, dance or modeling = [Specialty Non-degree \(Dance and Martial Arts\)](#)
Tailor Shop = [Retail Sales](#)

In the MP Zone –

Administrative or executive offices of a business or industrial establishment = [Offices](#)
Manufacture, assembly and fabrication = [Manufacturing](#)
Automotive service station = [Vehicle Fuel Stations](#)
Indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair = [Vehicle Repair Facilities – Minor](#)
Clubs and lodges (private, nonprofit) = [Assemblies of People – Non-Entertainment](#)
Recreational facilities, privately operated (excluding bowling alleys, ice skating rinks and roller rinks) = [Recreational Facilities – Other Indoor or Outdoor Facilities](#)

In the P Zone (All uses on the P Zone Permitted in the M-1 Zone) –

Parking areas = [Parking Lot or Parking Structure \(Stand Alone\)](#)
Parking garage = [Parking Lot or Parking Structure \(Stand Alone\)](#)

In M-1 Zone –

Light Manufacturing = [Manufacturing](#)
Animal Hospital = [Veterinary Services: Clinics and Small Animal Hospitals](#)
Dog Kennel = [Boarding of Cats and Dogs/Kennel](#)
Automobile painting, rebuilding, reconditioning, body and fender works, truck or tractor repairing or overhauling, when enclosed within solid masonry walls not less than six feet in height = [Vehicle Repair Facilities – Major](#)
Automotive service station = [Vehicle Fuel Stations](#)
Indoor facilities for lubrication, battery and brake service, tire repair, minor adjustments and repair = [Vehicle Repair Facilities – Minor](#)
Bottling Plant = [Manufacturing](#)
Cabinet shop or furniture manufacture = [Manufacturing](#)
Canning or packing = [Manufacturing](#)
Canvas products manufacture = [Manufacturing](#)
Cereal factory = [Manufacturing](#)
Cleaning and dyeing plant = [Laundry, Commercial](#)
Creamery = [Manufacturing](#)
Electroplating = [Manufacturing](#)
Feed and fuel yard, when enclosed within solid masonry walls not less than six feet in height = [Prohibited](#)
Storage warehouse = [Warehousing](#)
Food products manufacture: excluding, however, fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats or oils = [Manufacturing](#)
Fruit or vegetable packing plant = [Manufacturing](#)
Garment manufacturing = [Manufacturing](#)
Ice and cold storage plant = [Manufacturing and/or Warehousing](#)
Livery stable = [Prohibited](#)
Machine, welding or blacksmith shop, excluding use of equipment producing undue noise or vibration = [Manufacturing](#)
Monumental manufacture may be permitted after a public hearing in each case under a conditional use permit = [Manufacturing](#)
Neon or electric sign manufacture = [Manufacturing](#)

Poultry or rabbit killing incidental to a retail business = **Prohibited**
Public utility service yard when enclosed within slide masonry walls not less than six feet in height; electric = **Public Use of Public Property**
Radio manufacture and assembly of electrical appliances = **Manufacturing**
Rug or carpet cleaning plant = **Laundry, Commercial**
Tire retreading or recapping and battery manufacture = **Manufacturing**
Toy or novelty manufacture = **Manufacturing**
Bulk storage of flammable materials in conjunction with a permitted use subject to a CUP = **Warehousing**

In the M-2 Zone –

Pyrolytic waste disposal system or plant, subject to the granting of a CUP = **Prohibited**

In the AI Zone –

Tire retreading or recapping and battery manufacture = **Prohibited**
Electroplating = **Prohibited**
Livery stable = **Prohibited**
Poultry or rabbit slaughtering = **Prohibited**
Gift Shop = **Retail Sales**
Travel Agent = **Office**

In the AIR Zone –

Bookstores and newsstands = **Retail Sales**
Cleaning and laundry agencies = **Personal Services**
Clothing stores = **Retail Sales**
Confectionery stores = **Retail Sales**
Gift shops = **Retail Sales**
Tobacco shop = **Retail Sales**

In the RO Zone (all RO uses permitted in AIR Zone) –

Addressing service = **Offices**
Advertising agency = **Offices**
Administrative and executive office only for business or industrial establishments = **Offices**
Appraisers = **Offices**
Architects = **Offices**
Attorneys at law = **Offices**
Barbershop = **Personal Services**
Beauty shop = **Personal Services**
Business and management consultants = **Offices**
Chiropractors = **Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist**
City planners = **Offices**
Collection agency = **Offices**
Credit reporting agency = **Offices**
Dental laboratories rendering services only; provided, that manufacture, fabricating or selling of any article or commodity other than incidental to dental offices shall not be permitted = **Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist**
Dentist = **Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist**
Detective agency = **Offices**
Economists = **Offices**
Employment agency = **Offices**
Engineers and surveyors = **Offices**
Financial institution, including banks, savings and loan association and credit unions = **Banks and Financial Institutions/Services, including Brokerages**
Insurance brokers = **Offices**
Land title companies = **Offices**
Landscape architects = **Offices**
Manufacturer's representative = **Offices**

Mimeographing service = Business Support Services & Facilities
Optician = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Oculists = Astrology and Fortune-telling
Optometrists = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Osteopaths = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Public relations consultants = Offices
Public accountants = Offices
Physical therapist = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Physicians = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Psychiatrist = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Psychologist = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Public notaries = Offices
Publishing companies, not including printing operations = Business Support Services & Facilities
Property management consultants = Offices
Public utility consumer service office = Offices
Public stenographers = Offices
Real estates brokers = Offices
Research offices for the conduct of scientific research, theoretical studies and investigations by or under the supervision of professional scientists and highly trained specialists in the fields of physical, economic or social research. Such research shall not involve the manufacture, fabrication, processing or sale of products on the premises and shall not be obnoxious or offensive by reason of emission of dust, gas, smoke, noise, fumes, odors, vibrations or other similar causes = Offices
Stockbrokers = Offices
Surgeons = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist
Trade associations, labor organizations, fraternal and social service organizations (administrative or executive office only) = Offices
Transportation ticket agencies = Offices
Tabulating and computing service = Offices
Telegraph consumer service office = Offices
Telephone answering service = Offices
Travel bureaus = Offices
Tailoring and dressmaking, including monogramming services, but excluding the sale of any merchandise or product except necessary material sold in conjunction with the permitted use = Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Etc.)
Alternative birthing centers and natural childbirth centers subject to a CUP = Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care and Optometrist

CUP =

Clubs and lodges = Assemblies of Peoples – Non-Entertainment
Day nurseries, child care centers and preschool or nursery schools = Day Care Centers – Child or Adult
Establishments involving large assemblages of people or automobiles such as open-air theaters, stadiums, auditoriums, exhibitions halls and sports arenas = Assemblies of People – Entertainment
Hospitals and sanitariums = Medical Services – Hospital
Libraries and museums (nonprofit) = Public Use of Public Property
Mineral extraction, borrow pits and gravel or rock quarries. When applicable, the Provisions of the State Surface Mining and Reclamation act of 1975 shall be followed.= Mining
Public utility installations = Public Use of Public Property
Commercial radio and television transmitting and/or receiving station, antennas = Wireless Telecommunication Facilities and Related Support Structures
Recreational facilities, privately operated (excluding bowling alleys, ice skating rinks and roller rinks) = Recreational Facilities – Other Indoor and Outdoor Facilities